sufficient adaptation, or amendment of the law, it is held that a copyholder cannot of his own will lease, and that if even he could lease with the consent of the lord for the time being upon an agreement that the usual fines of one and a-half or two years' value shall be assessable on the ground rents, yet in case it should turn out that the lord so granting such license had only a limited interest, as tenant for life or otherwise, the lord in remainder whose assessable interest in the fines had been increased ten or twenty fold, with the certainty of a much larger increase on the rack rents on the termination of the lease, *may either enforce fines on the rack rents, or bring ejectments, to the confiscation of the capital honestly laid out, and to the utter ruin of innocent parties.*

The petitioners pray, therefore, that "it may be declared and provided that leases of lands granted by copyholders for building purposes shall be valid; that fines reasonable or arbitrable shall only be assessed on the ground-rents, and that builders and others investing their capital in houses and buildings on copyhold lands shall be duly protected from the consequences of forfeiture under the copyhold laws; and, inasmuch as the simplification of the laws of real property is highly desirable, your petitioners further pray that a law may be passed for the enfranchisement of all copyhold lands as speedily as due regard to the interests and convenience of the parties interested will permit."

There are, of course, many matters to be borne in mind in making this law. For example, some think that if all the copyholds of a manor be enfranchised, the waste will become the absolute property of the lord, as there will be no longer any copyholders to exercise the rights, and that most of our heaths and commons will be covered with buildings. This is a question of such importance that all doubt should be removed by a clause expressly reserving all existing rights of common. Let us keep about us some free spaces where we may see the furze in bloom,—Nature's livery of green and gold.

Pending conclusive enfranchisement, copyholders should be at liberty to lease and improve their lands without license, and in case of building-leases, fines uncertain or arbitrable should be assessable upon the ground-rents.

The judges, as reported by Sir Edward Coke, declared that one year's value was a reasonable fine to be paid by a copyholder on death or alienation; but in modern times fines have been raised to one-and-a-half year's, and even two years' value. If the land be built on, of course the value is increased. In one well-known instance a peer of the realm had granted a license for leases of a few acres of land, and entered into an engagement for the assessment of the fines on the ground-rents during the leases. On the faith of this 200 houses were built, to the manifold improvement of the lord's interest; nevertheless, his son, after his accession to the manor, on the death of the copyholder, brought 200 ejectments, with a view to enforce two years' fines on *the rack rents*, but the proceedings were accidentally defeated through a technical omission.

There are other strong reasons in favour of enfranchising copyhold lands besides those already mentioned; but we have probably said enough to convince our readers that it is a subject in which they are all more or less concerned, and to lead some of them to aid in obtaining a satisfactory settlement of this important question.

WINDOW ARCHITRAVES.

WHILE I highly approve of many of the remarks in the paper "On Breadth and Repose," I take the writer to be decidedly in the wrong when he advises us to "shun architraves round windows." "No one," he says, "can see them 200 feet off;" yet, if that be sufficient reason for discarding them, it would be an equally good one for omitting all details that do not plainly disclose themselves at the same, or even a much less distance. Wherefore, too, should one who recommends string-courses as effective, be so intolerant of architraves, and of course other window-dressings, the latter being surely quite as visible as the others? Or if they are not, it is only because they are too tame and feeble, and not sufficiently *prononcé*. I fully concur with the writer in what he says as to the value of depth of reveal or external window-recessing; but that that is so all-sufficient as to allow us to dispense with any finishing around the aperture itself, I for one most stoutly deny. I do not, however, deny that too much reliance has been frequently placed upon windows and their ornamental dressings, considered in themselves, without regard to general effect.

In advocating breadth and repose, Mr. Bailey shows himself to be too much of a special pleader, shutting his eyes to all other qualities of design than those two particular ones; which, after having been long disregarded, he would, it seems, have us now attend to without regard to any others, mistaking, perhaps, as many others have done before him, the reverse of wrong for right.

He is not even consistent when, while laying so much stress as he does upon "Breadth and Repose," he refers to the Houses of Parliament as a successful work, notwithstanding that of either quality not a particle is to be there detected. A similar laudatory reference is made by him to the Reform Clubhouse, strongly as it militates against his principle of "a broad surface with *holes* in it."

It is surely but consonant to reason that the indispensably requisite features of a building should be rendered ornate in themselves before ornament is applied merely for ornamentation's sake. Most persons will, I conceive, agree with me that to panel or diaper walls which had merely "holes" in them for windows, would be a proceeding marked by double preposterousness,—the want of due architectural finish in what cannot be omitted, in conjunction with extraneous decoration,—mutually reproaching each other. The nakedness of the apertures would cause the embellishment of the wall surface to appear wasteful prodigality, which would, in its turn, accuse the other of showing most offensive and sordid meanness.

The writer does not show himself to be the most astute advocate; for the Reform Clubhouse, which he is pleased to commend as it deserves, and the other productions of the same architect, exhibit the very opposite of "the-hole-in-the-wall" system of fenestration, their windows being made particularly rich features, and in the case of Bridgewater House highly elaborated ones. It would have been more to the purpose had he brought forward some instance of striking artistic effect attending that mode of treatment which he recommends, in order to corroborate his own theory by some positive successful example. His not doing so must therefore be attributed either to strange negligence on his part, or to his inability to discover any such satisfactory example. Yet one he might have found in the *terra incognita* of Bond-street, where the Clarendon Hotel manifests—and by no means impersuasively—all those three qualities upon which he lays so much stress, namely, breadth and repose, and total abstinence from window-architraves,—in fact, from aught approaching in any way to decoration For its quality of "breadth," I myself have always, I will not say exactly admired, but relished it; the more, perhaps, because it contrasts so forcibly with the petty squeezed-up and vulgar-looking house-fronts in that neighbourhood. Although nothing can be more plain and unpretending, more destitute of all that answers to the idea of design, the Clarendon possesses the valuable, and I may add, rare artistic quality of design, called "breadth," in an eminent degree; and it confers on it a certain air of dignity which, unfortunately, we often altogether miss in buildings that ought and, no doubt, are intended to be samples of very superior taste.

What is it then that chiefly conduces to and produces this same desirable quality of 'breadth?' To such very natural and reasonable question my reply would be, the comparative infrequency and smallness of the apertures in a façade; otherwise, although there may be richness, grandeur is hardly attainable, since an air of littleness and want of space will almost invariably be occasioned by an undue excess of voids in proportion to the solid. It is for those who hold a contrary opinion to take up their pencil and show us how breadth and repose, and the greatness of manner resulting from them, may be preserved in a composition where the fenestration answers—as it generally does—to the idea of *pycnostyle*.

Q. E. D.

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A THEORY OF THE TIDES.†

WITHOUT entering further into the contradictions of the present, I will now proceed to explain my new and, more probably, correct theory of the tides, hoping that in abler hands it will solve all the difficulties that may yet exist in this respect.

I take it, then, for granted, that the law of universal gravitation is not, as yet, quite established, and therefore beg to say, that "God's will" guides the heavenly bodies, as the will of my soul guides my pen, moves my limbs, and governs my whole body. So, then, it is the will of God that this earth should be girt by the ocean, that its waters should neither displace the air and fly off to the moon, nor be absorbed by the bowels of our globe. So it is the will of God that this earth should be enveloped in a fluid, called the air; that this mixture of the air should have no tendency towards the centre of the earth, but withdraw and keep away from its pits and subterranean cavities; nor a tendency to escape beyond our sphere, as is proved by its rarity in the upper regions.

* R. A.—Royal Academy; B. I.—British Institution; S. B. A.—Society of British Artists; N. I.—National Institution; W. C. S.—Water Colour Society; N. W. C. S.—New Water Colour Society.

† See p. 326, *ante*.

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